



Carson City Planning Division

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MEMORANDUM

Historic Resource Commission meeting of January 9, 2020

TO: Historic Resource Commission **Item E-7**

FROM: Hope Sullivan, AICP
Planning Manager

DATE: December 30, 2019

SUBJECT: HRC-2019-0015 - 2019 Historic Resources Commission Annual Report

Recommended HRC motion: “I move to approve the 2019 Historic Resources Commission Annual Report to the Board of Supervisors as presented by staff.”

Summary: Below is a draft report for the Commission’s consideration.

Background:

The Historic Resource Commission (HRC) bylaws require the HRC to submit an annual report to the Board of Supervisors, including information about cases reviewed by the HRC, administrative reviews, and information regarding other historic preservation activities. The purpose of this item is to present the report to the HRC for approval.

HRC Annual Report:

The Carson City HRC (formerly known as the Historic Architecture Review Committee) was established in May 1981. The HRC evolved from a cultural resources inventory that was undertaken to document the remaining historic structures within Carson City. This resource inventory, completed in March 1980, also recommended the formation of two historic preservation districts within Carson City.

In May 1982, the Board of Supervisors created Carson City’s Historic District on the City’s west side with support from the Nevada Landmarks Society, the Nevada Division of Historic Preservation and Archeology, the Westside Protective Association and the Carson City Chamber of Commerce.

The seven member HRC includes building, design, and preservation professionals familiar with the challenges of maintaining historic properties, as well as the federal guidelines which provide guidance for preservation. Property owners within the Historic District are also represented on the HRC.

In 2019, the HRC held seven meetings and reviewed 48 applications, 21 of which were administratively approved by the HRC Chairman. This is up from the 37 applications reviewed in 2018. The administrative approvals included re-roofing projects, fencing projects, signs and

minor maintenance projects in the Historic District. No decisions of the HRC were appealed to the Board. A copy of the applications list for 2019 is attached.

Historic Preservation Awards

Each year Carson City recognizes significant historic preservation accomplishments to celebrate our community's history and heritage. All over the state, activities are held that remind us of the important historic resources that give meaning and a sense of place to our communities, and focus attention on how critical it is to make sure they are preserved. The annual preservation awards program honors individuals, organizations, or projects that have made important contributions toward preserving Carson City's heritage. This award recognizes excellence in advancing the goals of historic preservation while providing outstanding rehabilitation. The recipients are selected by the HRC.

On March 14, 2019, the HRC selected the following recipients to receive the 2019 Historic Preservation Award:

- Patricia Crane for her property at 301 West Fourth Street.
- Paula Cannon for her property at 138 Rice Street.
- Douglas Development, LLC for its property at 410 North Carson Street.
- Karen Abowd for outstanding leadership in promoting historic preservation.

Historic Resource Scavenger Hunt

The HRC and the Planning Division organized the tenth annual Historic Resources Scavenger Hunt in May 2019 to help raise awareness of the Historic District, and to encourage the community become involved in the City's history and preservation efforts. HRC members researched the historic information about the community, and clues were given to "hunters" so they could learn about the cultural history of Carson City. The winner was selected from the participants with all correct answers. Fox Brew Pub graciously sponsored awards for the event. Fifteen participants submitted completed responses.

Historic Preservation Fund (HPF) Grant Program

The HRC submitted an application for the 2019 HPF Grant Program in the amount of \$11,599.80 to attend the National Alliance of Preservation Commission Forum Conference in 2020. The application was funded in the amount of \$9,974. These funds will pay for HRC members and staff to attend the conference in Tacoma, Washington.

Upcoming Work Programs

As the HRC reviews applications, it identifies opportunities to clarify the development standards to better describe the City's policies in the Historic District. Recent changes to the fence standards have been successful and property owners are utilizing appropriate materials. The HRC is beginning to review the development standards relative to windows to provide additional clarity.

Attachments:

- 1) 2019 HRC Applications List

HISTORIC RESOURCE COMMISSION APPLICATIONS

| Applicant and Owner | File # | Date Rec'd | Address/Location | APN(s) | Description | Action/Date |
|------------------------------|------------|------------|-----------------------|--------------------------|---------------------------------------|---------------------|
| Ron Kipp | HRC-19-011 | 2/7/19 | 301 W King St | 003-216-10 | Gate | Approved 03/14/19 |
| Holly Ann Fant | HRC-19-019 | 2/22/19 | 406 N Nevada Street | 003-226-03 | Demo/Remodel | Approved 07/08/19 |
| Planning - Hope Sullivan | HRC-19-023 | 2/26/19 | | | Historic Preservation Awards | Approved 03/14/19 |
| Planning - Hope Sullivan | HRC-19-024 | 2/26/19 | | | Scavenger Hunt | Approved 03/14/19 |
| Children's Museum of N NV | HRC-19-041 | 3/27/19 | 813 N Carson Street | 002-164-01 | Basement Remodel | Withdrawn 06/25/19 |
| St Peter's Episcopal Diocese | HRC-19-051 | 4/16/19 | 305 N Minnesota St | 003-122-01 | Wall and Fence | Approved 05/09/19 |
| Nevada Builders Alliance | HRC-19-059 | 4/22/19 | 418 S Carson St | 003-116-04 | Interior/Exterior Remodel | Approved 05/09/19 |
| Planning - Hope Sullivan | HRC-19-063 | 4/24/19 | | | 2019 Historic Preservation Fund Grant | Approved 05/09/19 |
| Planning - Hope Sullivan | HRC-19-072 | 5/1/19 | | | HRC Submittal Requirements | N/A |
| Children's Museum of N NV | HRC-19-077 | 5/7/19 | 813 N Carson Street | 002-164-01 | Patio Remodel | Approved 07/11/19 |
| Arthur Hoff | HRC-19-085 | 5/24/19 | 402 Thompson Street | 003-133-26 | Landscaping | Approved 07/11/19 |
| Vincent LoPresti | HRC-19-092 | 6/4/19 | 507 N Division Street | 003-221-01 | Exterior Remodel | Approved 09/12/19 |
| John Block | HRC-19-107 | 6/24/19 | 504 Phillips Street | 003-243-04 | Landscaping | Approved 07/11/19 |
| Rob McFadden | HRC-19-109 | 6/26/19 | 500 Mountain Street | 003-241-04 | Addition | Approved 07/11/19 |
| Children's Museum of N NV | HRC-19-110 | 6/26/19 | 813 N Carson Street | 002-164-01 | LED Sign | Approved 09/12/2019 |
| Ryder Homes | HRC-19-113 | 7/1/19 | Lompa West | 010-041-78 010-041-77 | Flood Control | Input Provided |
| Planning - Hope Sullivan | HRC-19-134 | 7/31/19 | | | CLG Agreement | Input Provided |

HISTORIC RESOURCE COMMISSION APPLICATIONS

| Applicant and Owner | File # | Date Rec'd | Address/Location | APN(s) | Description | Action/Date |
|----------------------------|---------------|------------|--------------------|------------|----------------------------------|----------------------|
| Planning - Hope Sullivan | HRC-19-149 | 8/30/19 | Kings Canyon | | Pioneer Branch - Lincoln Hwy | Input Provided |
| Steven Mason | HRC-19-156 | 9/9/19 | 309 W King St | 003-216-13 | Fence | Approved 11/14/19 |
| Integrity NV Properties | HRC-2019-0013 | 1/9/20 | 1614 N Curry St | 001-155-02 | Historic Tax Assessment | Pending |
| Planning - Hope Sullivan | HRC-2019-0015 | 1/9/20 | | | Annual Report | Pending |
| Planning - Hope Sullivan | HRC-2019-0016 | 1/9/20 | | | Chairman/Vice-Chairman Elections | Pending |
| Curry Musser Proctor Green | HRC-2019-0010 | 1/9/20 | 112 N Curry Street | 003-215-02 | Historic Tax Assessment | Pending |
| Palle/Tatiana Jensen | HRC-2019-0009 | 1/9/20 | 311 W Third Street | 003-124-01 | Historic Tax Assessment | Pending |
| Spear & Phillips | HRC-2019-0011 | 1/9/20 | 602 W Spear Street | 003-243-04 | Historic Tax Assessment | Pending |
| John Block | 2019-00000155 | 1/9/20 | 112 N Curry Street | 003-215-02 | Exterior Remodel | Pending |
| Steve Mason | HRC-2019-0014 | 1/9/20 | 309 W King Street | 003-216-13 | Exterior Lights on Fence | Pending |

2019 Historic Resources Commission Administrative Approvals

| Application # | Address | Owner | Project | Date Approved |
|---------------|--------------------|-------------------------------|---------------------------|---------------|
| HRC-19-004 | 503 N Division St | Division St Enterprises | Sign | 01/31/2019 |
| HRC-19-022 | 311 W Third St | Palle & Tatiana Jensen | Office to SFR | 02/28/2019 |
| HRC-19-017 | 449 W King St | Brewery Arts Center | Wall Mounted Sign | 02/28/2019 |
| HRC-19-045 | 415 W Second St | William Burnaugh | Re-Roof | 04/09/2019 |
| HRC-19-052 | 216 N Minnesota St | Arkham Properties | Siding | 04/19/2019 |
| HRC-19-058 | 213 N Minnesota St | First United Methodist Church | Exterior Door | 04/25/2019 |
| HRC-19-071 | 610 Phillips St | Wayne Chimarusti | Re-Siding – South Wall | 05/03/2019 |
| HRC-19-095 | 311 W Third St | Palle and Tatiana Jensen | Chimney | 06/11/2019 |
| HRC-19-096 | 311 W Fourth St | Carl Heard | Fence Repair | 06/12/2019 |
| HRC-19-097 | 711 N Nevada St | Don Boulet Living Trust | Re-Roof | 06/14/2019 |
| HRC-19-105 | 515 W Fourth St | Rovanna Maire | Fence | 06/24/2019 |
| HRC-19-106 | 412 W Fifth St | Gregory Hayes | Windows | 06/24/2019 |
| HRC-19-111 | 610 Phillips St | Wayne Chimarusti | Fence | 07/07/2019 |
| HRC-19-116 | 310 S Division St | Matthew McCauliffe | Fence | 07/09/2019 |
| HRC-19-133 | 304 S Minnesota St | NV Assoc of County | Re-Roof | 07/22/2019 |
| HRC-17-120 | 402 N Division St | Telegraph Associates LLC | Modified approval – fence | 08/21/2019 |
| HRC-19-150 | 702 W Musser St | Ron and Tedi Bartkoski | Shed | 09/09/2019 |
| HRC-19-171 | 309 W King St | Steve Mason | Re-Roof | 09/24/2019 |
| HRC-19-186 | 305 W King St | James Kinzel | Fence | 10/30/2019 |
| HRC-19-187 | 310 S Nevada St | Steve Reynolds | Monument Sign | 10/29/2019 |
| HRC-2019-0012 | 111 S Division St | Hughes Law Group PC | Monument Sign | 12/16/2019 |